

Local Market Update for January 2026

A Research Tool Provided by the Colorado Association of REALTORS®

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are the same!



Denver County

Contact the Denver Metro Association of REALTORS® or South Metro Denver REALTOR® Association for more detailed local statistics or to find a REALTOR® in the area.

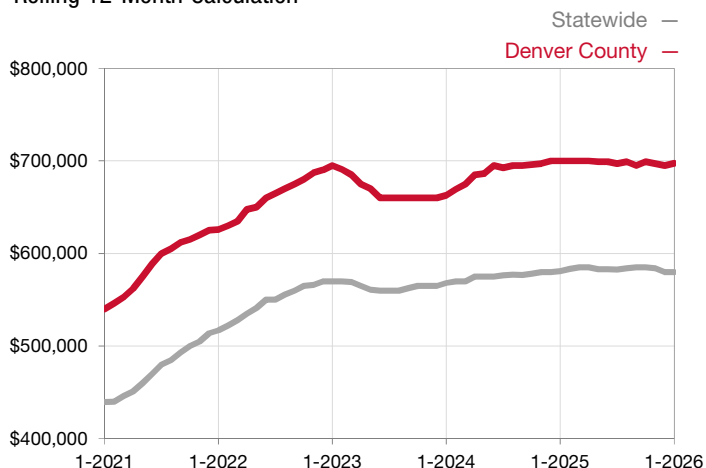
Single Family	January			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
New Listings	608	632	+ 3.9%	608	632	+ 3.9%
Sold Listings	317	255	- 19.6%	317	255	- 19.6%
Median Sales Price*	\$627,500	\$630,000	+ 0.4%	\$627,500	\$630,000	+ 0.4%
Average Sales Price*	\$804,833	\$826,077	+ 2.6%	\$804,833	\$826,077	+ 2.6%
Percent of List Price Received*	97.7%	97.4%	- 0.3%	97.7%	97.4%	- 0.3%
Days on Market Until Sale	62	69	+ 11.3%	62	69	+ 11.3%
Inventory of Homes for Sale	1,134	957	- 15.6%	--	--	--
Months Supply of Inventory	2.4	2.0	- 16.7%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo	January			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
New Listings	507	524	+ 3.4%	507	524	+ 3.4%
Sold Listings	196	138	- 29.6%	196	138	- 29.6%
Median Sales Price*	\$407,000	\$420,000	+ 3.2%	\$407,000	\$420,000	+ 3.2%
Average Sales Price*	\$496,668	\$534,964	+ 7.7%	\$496,668	\$534,964	+ 7.7%
Percent of List Price Received*	98.1%	96.8%	- 1.3%	98.1%	96.8%	- 1.3%
Days on Market Until Sale	65	96	+ 47.7%	65	96	+ 47.7%
Inventory of Homes for Sale	1,273	1,236	- 2.9%	--	--	--
Months Supply of Inventory	4.5	5.2	+ 15.6%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

